



Anthony Uresti,
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-03-2026

PROPOSED LAS COMADRES NO 15 SUBDIVISION, PRECINCT No. 3.

ENGINEER: QUINTANILLA HEADLEY AND ASSOCIATES, INC DEVELOPER FIVE L. DEVELOPMENT LTD

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 48 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: 14

FILLING STATIONS: 4

LOCATION DESCRIPTION: SOUTHWEST CORNER OF MILE 4 NORTH ROAD AND IOWA ROAD.

SUBDIVISION LIES WITHIN THE: RURAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-9-2025 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

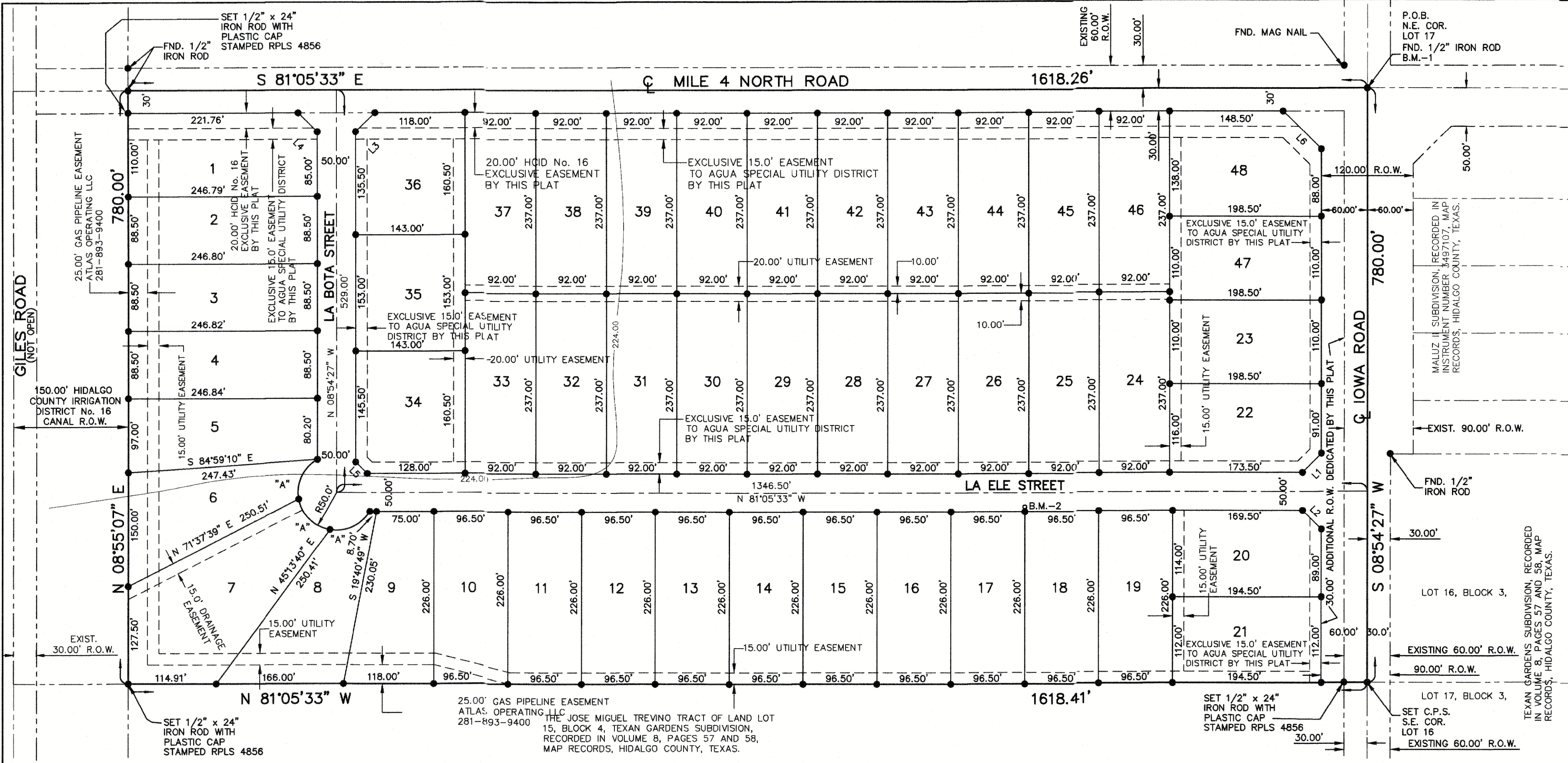
WATER SERVICE PROVIDER: AGUA SUD

STAFF RECOMMENDS: Preliminary Approval subject to comments and future recommendations by planning, other departments. and the approval of the City of MISSION

Final Approval subject to recommendations other departments

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.



SUBDIVISION PLAT OF LAS COMADRES SUBDIVISION No. 15

A 28.98 ACRE TRACT OF LAND BEING A PART OR PORTION OF LOTS 16 AND 17, BLOCK 4, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 57 AND 58, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3650625, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF HIDALGO
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, CARLOS G. LEAL, PRESIDENT OF FIVE L DEVELOPMENTS, LTD., OWNER OF THE 28.98 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS COMADRES SUBDIVISION No. 15, HEREBY SUBMIT THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 AND
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

[Signature] 1-19-26
 DATE

FIVE L DEVELOPMENTS, LTD.
 BY CARLOS G. LEAL, PRESIDENT
 1601 E. GRIFFIN PARKWAY, SUITE B
 MISSION, TEXAS 78572

A 28.98 ACRE TRACT OF LAND BEING A PART OR PORTION OF LOTS 16 AND 17, BLOCK 4, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 8, PAGES 57 AND 58, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3650625, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD FOUND AT THE CENTERLINE OF IOWA ROAD AND MILE 4 NORTH ROAD FOR THE NORTHEAST CORNER OF LOT 17 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 08°54'27" W, (MAP RECORD: S 8°59' W) ALONG THE EAST LINE OF LOTS 16 AND 17, AND THE CENTERLINE OF IOWA ROAD, A DISTANCE OF 780.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHEAST CORNER OF LOT 16 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 81°05'33" W, (MAP RECORD: N 81°01' W) ALONG THE SOUTH LINE OF LOT 16, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 30.00 FEET FOR THE WEST RIGHT OF WAY LINE OF IOWA ROAD, A TOTAL DISTANCE OF 1,618.41 FEET FOR THE EAST LINE OF A 150.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT No.16 CANAL RIGHT OF WAY AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°55'07" E, ALONG THE EAST LINE OF SAID 150.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT No.16 CANAL RIGHT OF WAY, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 750.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 4 NORTH ROAD A TOTAL DISTANCE OF 780.00 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH LINE OF LOT 17 AND IN THE CENTERLINE OF MILE 4 NORTH ROAD FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°05'33" E, (MAP RECORD: S 81°01' E) ALONG THE NORTH LINE OF LOT 17 AND THE CENTERLINE OF MILE 4 NORTH ROAD, PASSING AT 1,588.26 FEET THE WEST RIGHT OF WAY LINE OF IOWA ROAD, A TOTAL DISTANCE OF 1,518.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.98 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH MALUZ II SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 3497107, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

[Signature] 1-14-2025
 ALFONSO QUINTANILLA
 R.P.L.S. No. 4856
 DATE

BEFORE ME, the undersigned notary public, on this day personally appeared CARLOS G. LEAL, PRESIDENT OF FIVE L DEVELOPMENTS, LTD., who being duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration hereby expressed.

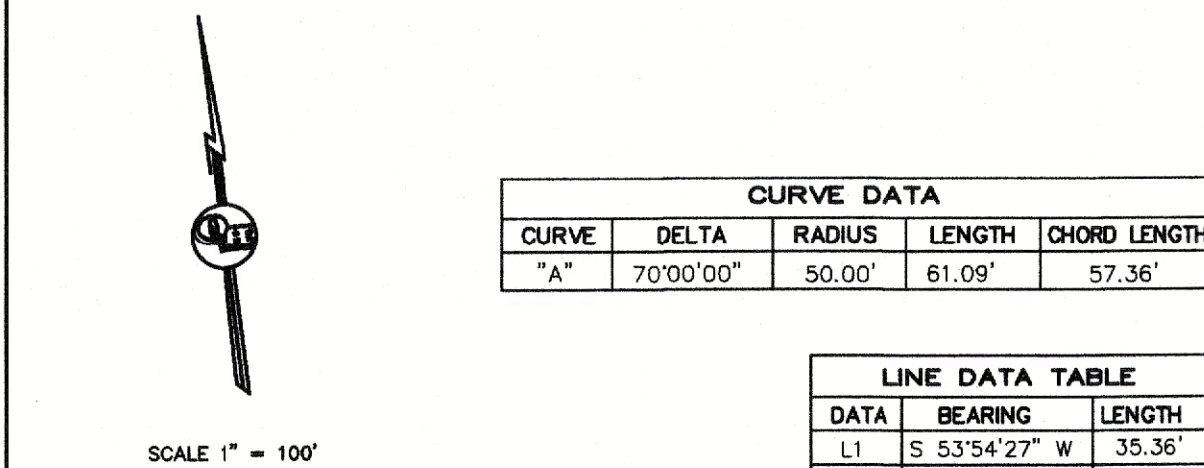
Given under my hand and seal of office this 19th day of January, 2026

[Signature]
 DANIELA QUINTANILLA
 Notary Public, State of Texas
 Notary ID 131129367
 My Commission Expires June 9, 2029

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE, THE UNDERSIGNED CERTIFY that this plat of the LAS COMADRES SUBDIVISION No. 15 was reviewed and approved by the Hidalgo County Commissioners Court on _____

Hidalgo County Judge _____ Date _____
 Hidalgo County Clerk _____ Date _____



AREA DATA TABLE

LOT	AREA (S.F.)	AC.
1	21897.59	0.503
2	21841.45	0.501
3	21842.97	0.501
4	21844.49	0.501
5	21870.53	0.502
6	22556.32	0.518
7	34961.51	0.800
8	22834.87	0.524
9-19	21809.00	0.501
20	21860.50	0.502
21	21784.00	0.500
22	22713.50	0.521
23	21835.00	0.501
24-33	21804.00	0.501
34	22839.00	0.524
35	21879.00	0.502
36	22839.00	0.520
37-46	21804.00	0.501
47	21835.00	0.501
48	22173.00	0.509

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	CHORD LENGTH
"A"	70°00'00"	50.00'	61.09'	57.36'

LINE DATA TABLE

DATA	BEARING	LENGTH
L1	S 53°54'27" W	35.36'
L2	S 36°05'33" E	35.36'
L3	N 53°54'27" E	35.36'
L4	S 36°05'33" E	35.36'
L5	N 36°05'33" W	21.21'
L6	S 36°05'33" E	70.71'

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER 480334 0290 D. MAP REVISED: JUNE 6, 2000. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- MINIMUM BUILDING SETBACKS:
 FRONTING IOWA ROAD..... 50.00 FEET
 FRONTING MILE 4 NORTH ROAD..... 30.00 FEET
 FRONT:..... 25.00 FEET
 FRONT CUL-DE-SAC..... 15.00 FEET
 REAR..... 15.00 FEET
 SIDE..... 6.00 FEET
 CORNER SIDE..... 10.00 FEET
 OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENTIAL: NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON ALL LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OF THE STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
 B.M. No.1- ELEV= 226.10 1/2" IRON ROD FOUND AT THE INTERSECTION OF MILE 4 NORTH ROAD AND IOWA ROAD.
 NAVD 88 DATUM.
 B.M. No.2- ELEV= 223.20 LOCATED ON THE NORTHWEST CORNER OF LOT 18 ON THIS PLAT NAVD 88 DATUM.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 127,183.41 CUBIC FEET (2.92 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No. 3.
- LEGEND ● - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH THE POTABLE WATER SUPPLY FOR THE LAS COMADRES SUBDIVISION No. 15, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS THAT INCLUDES THIS SUBDIVISION AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- FIVE L DEVELOPMENTS, LTD. BY CARLOS G. LEAL, PRESIDENT
 RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 16, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 16.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 16. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 LAS COMADRES SUBDIVISION No. 15 IS LOCATED IN SOUTHWEST HIDALGO COUNTY ON THE WEST SIDE OF IOWA ROAD AND THE SOUTH SIDE OF MILE 4 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 84,959). LAS COMADRES SUBDIVISION No. 15 LIES APPROXIMATELY 2 MILES FROM THE CITY LIMITS AND IT HAS OPT-OUT FROM THE CITY'S 1/2 EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 3.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: FIVE L DEVELOPMENTS, LTD. BY CARLOS G. LEAL, PRESIDENT	1601 E. GRIFFIN PARKWAY, SUITE B	MISSION, TEXAS 78572	(956)607-0444	
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527

AGUA SPECIAL UTILITY SUPPLY DISTRICT CERTIFICATE

I, ROBERTO SALINAS, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE LAS COMADRES SUBDIVISION No. 15, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS THAT INCLUDES THIS SUBDIVISION AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

ROBERTO SALINAS
 GENERAL MANAGER
 AGUA SPECIAL UTILITY DISTRICT

HIDALGO COUNTY IRRIGATION DISTRICT No. 16

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 ON THIS THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE, WHETHER SHOWN OR NOT.

ATTEST: _____ SECRETARY

INDEX TO SHEETS

- SHEET 1-HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS: MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; CITY APPROVAL & MAYOR'S CERTIFICATE; CITY PLANNING & ZONING CERTIFICATE; COUNTY JUDGE SIGNATURE; ENVIRONMENTAL HEALTH DEPARTMENT; COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D. No. 1 CERTIFICATION; H.C.I.D. No. 16 CERTIFICATION; REVISION NOTES; AGUA S.U.D. CERTIFICATION.
- SHEET 2-ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND OSSF; ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); ENGINEERING CERTIFICATION; REVISION NOTES; COUNTY CLERK'S RECORDING CERTIFICATE.
- SHEET 3-DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEERING CERTIFICATION; REVISION NOTES; COUNTY CLERK'S RECORDING CERTIFICATE.

APPROVED BY DRAINAGE DISTRICT:
 HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL SESIN, P.E., C.F.M.
 GENERAL MANAGER
 DATE _____

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS
 LAS COMADRES SUBDIVISION No. 15 _____ WAS REVIEWED AND APPROVED BY

THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____
 ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

[Signature] P.E. 1-19-26
 ALFONSO QUINTANILLA
 P.E. No. 95534
 DATE

FILED FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUAJARDO, JR.
 HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. PHONE 956-381-6480
 EDINBURG, TEXAS 78539 FAX 956-381-0527
 ENGINEERING REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM
 SURVEYING REGISTRATION NUMBER 100411-00

DATE OF PREPARATION JANUARY 28, 2025

SHEET NO. 1 OF 3 SHEETS	DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY
1-28-2025	LG			
1-19-2026	ELIS CVZS			

MAP OF WATER DISTRIBUTION SYSTEM AND SEWER SYSTEM/ MAPA DE DISTRIBUCION DE AGUA Y SYSTEMA DE DRENAJE

SUBDIVISION PLAT OF:
LAS COMADRES SUBDIVISION No. 15

A 28.98 ACRE TRACT OF LAND BEING A PART OR PORTION OF LOTS 16 AND 17, BLOCK 4, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 57 AND 58, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3630625, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR LAS COMADRES SUBDIVISION No. 15 :

BY ALFONSO QUINTANILLA, P.E.
WATER SUPPLY: Description and Costs.
LAS COMADRES SUBDIVISION No. 15 WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). THE SUBDIVISION AND AGUA SUD HAVE ENTERED INTO A CONTRACT IN WHICH AGUA SUD PROMISED SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA SUD HAVE PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION, AGUA SUD HAS AN EXISTING 8" DIAMETER WATERLINE LOCATED ON THE EAST SIDE OF ILA BOTA STREET.
THE PROPOSED 8" DIAMETER WATERLINE RUNS WEST ALONG THE SOUTH SIDE OF MILE 4 NORTH ROAD. THE 8" WATERLINE THEN TURNS SOUTH ON THE EAST SIDE OF STREET 01.
THENCE THE PROPOSED WATERLINE THEN RUNS EAST ALONG THE NORTH SIDE OF LA ELE STREET, THEN IT EXTENDS UNTIL IT TAPS INTO THE EXISTING 8" DIAMETER WATERLINE.
THE WATER DISTRIBUTION SYSTEM FOR LAS COMADRES SUBDIVISION No. 15 CONSISTS OF FORTY-SEVEN (47) 1" DIAMETER SINGLE SERVICES LINES RUN TO EACH LOT. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT.
THE 8" DIAMETER WATERLINE, THE 1" SINGLE SERVICE LINES AND THE WATER METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ 272,840.00 OR \$ 5,684.16 PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY AGUA SUD THE SUM OF \$ 242,840.00 OR \$ 5166.81 PER LOT AS STATED IN THE INVESTIGATION REPORT \$ 1175.00, 7.5% INSPECTION \$ 20,463.00 AND 30 YEAR WATER SERVICE AGREEMENT \$ 221,202.00 WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER RIGHTS ACQUISITION FEES AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO AGUA SUD. UPON REQUEST BY THE OWNER OF A LOT, AGUA SUD WILL PROMPTLY INSTALL, AT NO CHARGE, THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED FOUR (4) FIRE HYDRANTS AT A UNIT COST OF \$ 5,500.00 FOR A TOTAL COST OF \$ 22,000.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA SUD AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description and Costs.
SEWAGE FROM LAS COMADRES SUBDIVISION No. 15, IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 0037263) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:
EACH LOT IN THE SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE UNITED STATES OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM AND SANDY LOAM. THE SITE EVALUATOR (LICENSE NUMBER OS 0037263) HAD SIX (6) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 5, 12, 19, 25, 28 AND 41. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA.) THE SOIL REPORT AS PREPARED BY THE SITE EVALUATOR (LICENSE NUMBER OS 0037263) INDICATES A FINE SANDY LOAM AND SANDY LOAM (WITH TEXTURE CLASS II) EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY EXIST. EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE 10-YEAR STORM BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 2700.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S WILL BE INSTALLED AS OF THE TIME OF APPLICATION FOR PLAT APPROVAL AT A TOTAL COST OF \$ 128,600.00. THE HIDALGO COUNTY HEALTH DEPARTMENT WERE INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON JANUARY 23, 2026.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:
WATER FACILITIES— THESE FACILITIES FULLY CONSTRUCTED WILL COST WITH INSTALLATION OF WATER METERS INCLUDING FEES AT A TOTAL COST OF \$ 515,689.00 OR \$ 10,972.10 PER LOT.
SEWAGE FACILITIES— THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ 128,600.00 WHICH EQUALS TO \$ 2,700.00 PER LOT.



Alfonso Quintanilla P.E.
DATE: 2-2-26

FINAL ENGINEERING REPORT FOR LAS COMADRES SUBDIVISION No. 15 :

BY ALFONSO QUINTANILLA, P.E.
AGUA: Descripción y Costos.
LAS COMADRES SUBDIVISION No. 15 SERA PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA SUD, SE HAN COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPANIA DE AGUA SUD, HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRIA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. AGUA SUD TIENE UNA LINEA EXISTENTE DE 8" DE DIAMETRO DE AGUA DEL LADO ESTE DE LA CALLE IOWA ROAD.
EL SISTEMA DE PROVISION DE AGUA PARA LAS COMADRES SUBDIVISION No. 15 CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE AGUA DE 8" DE DIAMETRO EN EL LADO ESTE DE LA CALLE IOWA ROAD.
LA LINEA PROPUESTA DE 8" DE DIAMETRO CORRE OESTE POR EL LADO SUR DE LA CALLE MILE 4 NORTH ROAD. LA LINEA DE 8" DE DIAMETRO DESPUES DA VUELTA AL SUR POR EL LADO ESTE DE LA CALLE LA BOTA.
LA LINEA PROPUESTA DESPUES TOMA OTRA VUELTA AL ESTE POR EL LADO NORTE DE LA CALLE LA ELE. ESTA LINEA SE EXTIENDE HASTA QUE SE CONECTE CON LA LINEA EXISTENTE DE 8" DE DIAMETRO.
EL SISTEMA DE PROVISION DE AGUA PARA LAS COMADRES SUBDIVISION No. 15 CONSISTE DE CUARENTA Y SIETE (47) SERVICIOS SENCILLOS DE 1" DE DIAMETRO QUE VAN HACIA LOS MEDIORES DE CADA LOTE.
LA LINEA PROPUESTA DE 8" DE DIAMETRO CORRE HACIA EL SUR POR EL LADO ESTE DE LA CALLE IOWA ROAD VOLTEANDO AL OESTE POR EL LADO NORTE DE LA CALLE STREET ONE, TERMINANDO CON UNA VALVULA DE 2" DE PURGA.

LA LINEA DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIO DE AGUA DE 1" DE DIAMETRO, Y LAS CAJAS DE LOS MEDIDORES DE AGUA HAN SIDO INSTALADOS A UN COSTO TOTAL DE US\$ 272,840.00 US\$ 5,684.16 POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION PAGARA A AGUA SUD, LA CANTIDAD DE US\$ 242,840.00 O US\$ 5,166.81 POR SOLAR DE ACUERDO AL REPORTE DE INVESTIGACION \$ 1175.00, 7.5% DE INSPECCIONES \$ 20,463.00 Y LA CARTA DE 30 AÑOS DE SERVICIO DE AGUA POTABLE EL CUAL CUBRE LOS MEDIDORES DE AGUA, INSTALACION, CONEXION Y MEMBRERIAS \$ 221,202.00. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA AGUA SUD, LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO CUATRO (4) BOCA DE REGOS (FIRE HYDRANTS) A UN COSTO TOTAL DE \$ 5,500.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ 22,000.00 EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO.

DRENAJE: Descripción y Costos.
EL DRENAJE PARA LA SUBDIVISION LAS COMADRES SUBDIVISION No. 15, TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTIENDO EN UN DISEÑO NORMAL, CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL EVALUADOR (LIC# OS 0037263) DE ENSUCHE HA INSPECCIONADO, EVALUADO Y REPORTADO QUE LA UBICACION DE LA SUBDIVISION ES CONVENIENTE PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO.
CADA SOLAR EN LA SUBDIVISION MIDE MEDIO ACRE DE TAMARO. EL LIBRO DE SERVICIOS Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRIO ARENOSO. EL EVALUADOR (LIC# OS 0037263) HIZO SEIS (6) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 5, 12, 19, 25, 28 Y 41. (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA). EL SUELO ES UN MARCHO DE BARRIO ARENOSO (CON TEXTURA CLASE II) EXTENDIENDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC# OS 0037263). NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 2,700.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SI INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US\$ 128,600.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE EL ENERO 23, 2026.
CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LA SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:
AGUA: EL SISTEMA DE AGUA FUE CONSTRUCCION, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL COSTO TOTAL ES DE US\$ 515,689.00 O US\$ 10,972.10 POR LOTE.
DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN US\$ 2,700.00 POR LOTE (1000 INCLUIDO) A UN COSTO TOTAL DE US\$ 128,600.00 PARA TODA LA SUBDIVISION.



Alfonso Quintanilla P.E.
DATE: 2-2-26

SUBDIVIDER CERTIFICATION:

1. - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY THE SELLER AS REQUIRED BY SECTION 7.25-12 OF THE COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1. - I (WE), CARLOS G. LEAL, SUBDIVIDER (S) OF LAS COMADRES SUBDIVISION No. 15 HEREBY CERTIFY SEWER FEES, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY PLANNING DEPARTMENT; THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY SECTION 7.4-1.4. (b) OF THE COUNTY REGULATIONS.

Five L. Developments, Ltd.
By Carlos G. Leal, President
P.O. BOX 831
MISSION, TEXAS 78573
DATE: 2-2-26



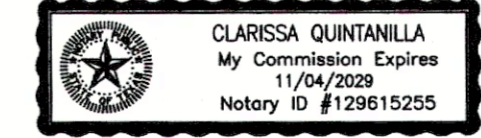
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

STATE OF TEXAS

COUNTY OF HIDALGO

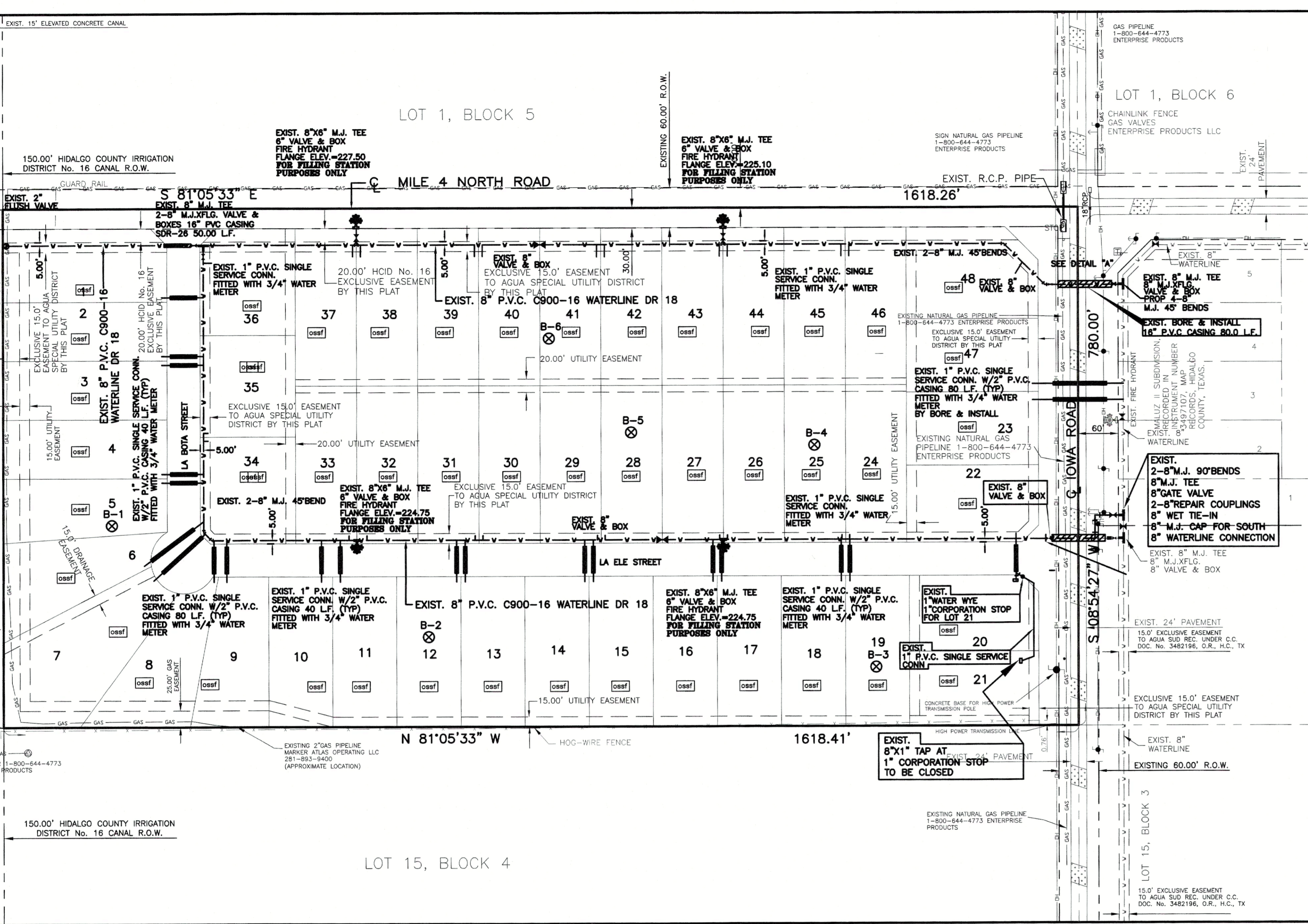
BEFORE ME, the undersigned authority, on this day personally appeared CARLOS G. LEAL, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated, on this 2nd day of February, 2026.

BY: _____ DEPUTY



Clarissa Quintanilla
Notary Public
DATE: 2-2-26

FILE NAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBDIVISION\CARRIZALES SUBDIVISION No. 3\UTILITIES	1-1-2026	SC		
	DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY
	02-02-2026	JG		



LEGEND

- FIRE HYDRANT
- GUY WIRE
- POWER POLE
- MAILBOX
- WATER METER
- WATER VALVE
- SIGN
- SERVICE POLE
- TEL. BOX
- ELECT. BOX
- GAS METER
- GAS MARKER
- GAS VALVE
- TRANSMISSION POLE
- TRAFFIC CONTROL BOX
- GAS SERVICE

B-1 TEST BORINGS

OSTF INSTALLED SEPTIC TANK (OSSF)

COST ESTIMATE

WATER DISTRIBUTION: \$ 272,840.00
PAVING IMPROVEMENTS: \$ 293,730.00

PAVING IMPROVEMENTS: MILE 4 NORTH ROAD MATERIALS ONLY \$ 78,245.00
DRAINAGE IMPROVEMENTS: \$ 255,037.50
OSSF FACILITIES: \$ 128,600.00

WATER METER BOX

8" WATER SUPPLY LINE
SERVICE LINES

CAJA DE MEDIDOR DE AGUA

8" LINEA DE AGUA
LINEAS DE SERVICIOS

1" DUAL SERVICE LINE
LOT

1" DOBLE LINEA DE SERVICIO
LOTE

3/4" SINGLE SERVICE LINE
LOT

3/4" UNA LINEA DE SERVICIO
LOTE

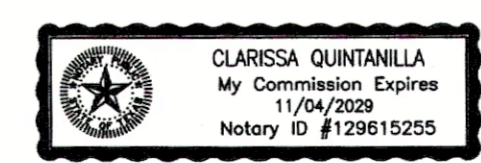
REVISION NOTES

No.	Sheet	REVISION	Date	Approved

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS

124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
ENGINEERING REGISTRATION NUMBER F-1315 ALFONSO@QHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00



Clarissa Quintanilla
Notary Public
DATE: 2-2-26

SHEET NO. 2 OF 3

LAS COMADRES SUBDIVISION No. 15

A 28.98 ACRE TRACT OF LAND BEING A PART OR PORTION OF LOTS 16 AND 17, BLOCK 4, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 57 AND 58, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3630625, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR: LAS COMADRES SUBDIVISION No. 15
BY: ALFONSO QUINTANILLA P.E.

Las Comadres Subdivision No. 15 is a 28.98-acre tract of land being a part or portion of Lots 16 and 17, Block 4, Texan Gardens Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in volume 8, pages 57 and 58, map records, Hidalgo County, Texas, and according to deed recorded under county clerk's document number 3630625, official records, Hidalgo County, Texas. This subdivision is located on the southwest corner of Mile 4 North Road and Iowa Road. It is in rural Hidalgo County. The proposed subdivision will consist of 48 residential lots.

The tract is Zone "X", areas determined to be outside 500-year flood plain, as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0290 D, dated on June 6, 2000.

The majority of the soil is Brennan (3) & Hidalgo (25) and is in soil group "B". It is a fine sandy loam (SM-SC), sandy clay loam (SC), clay loam (CL). This soil is well drained, Permeability is moderate. Plasticity index has a range of 0-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in a southeasterly direction with an approximate 1.0% slope. The existing runoff for the proposed subdivision is Q=12.14 cubic feet per second based on a 10-year storm.

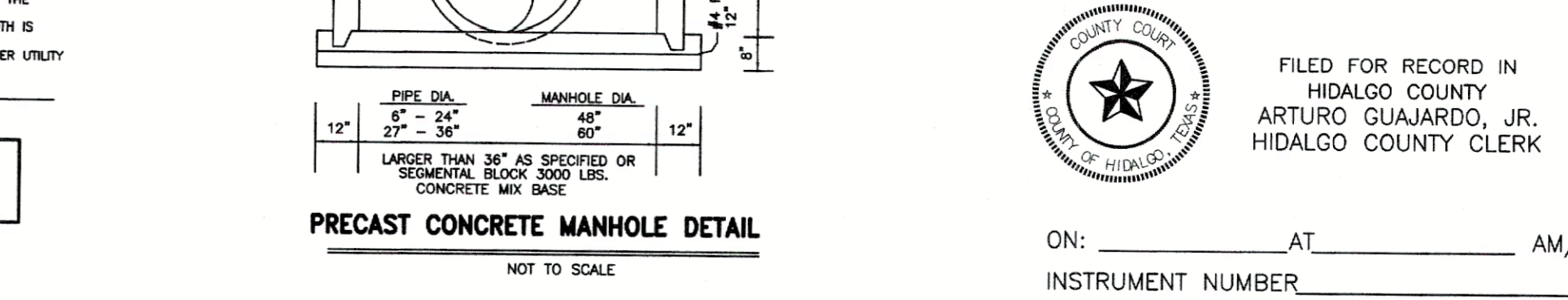
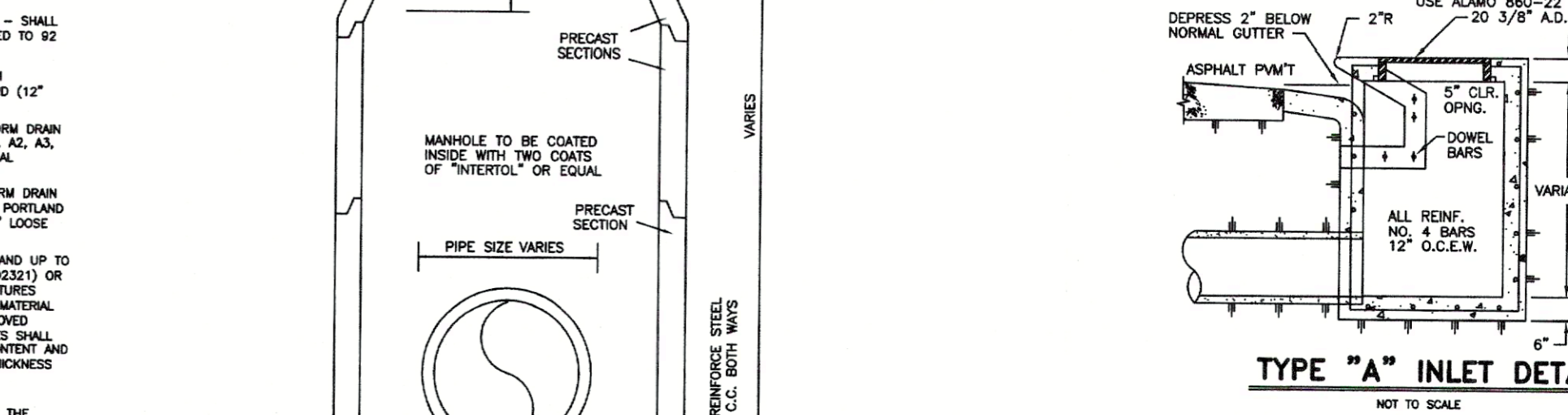
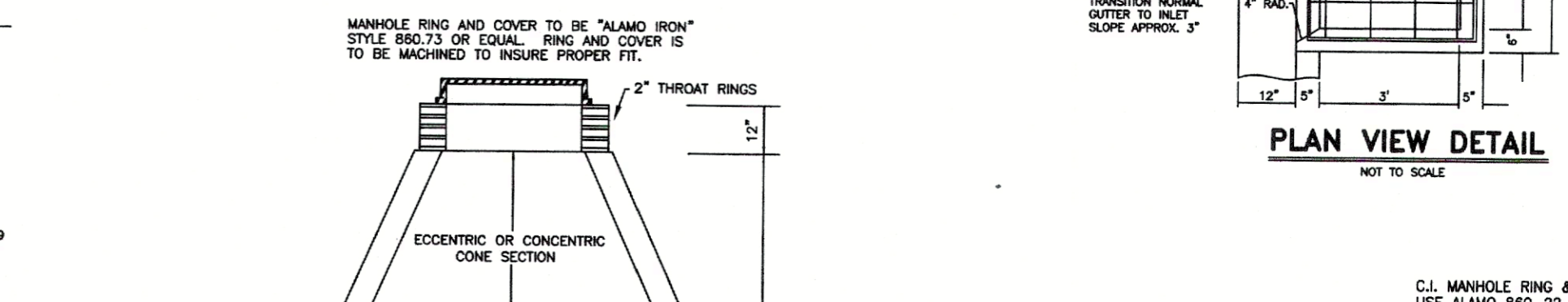
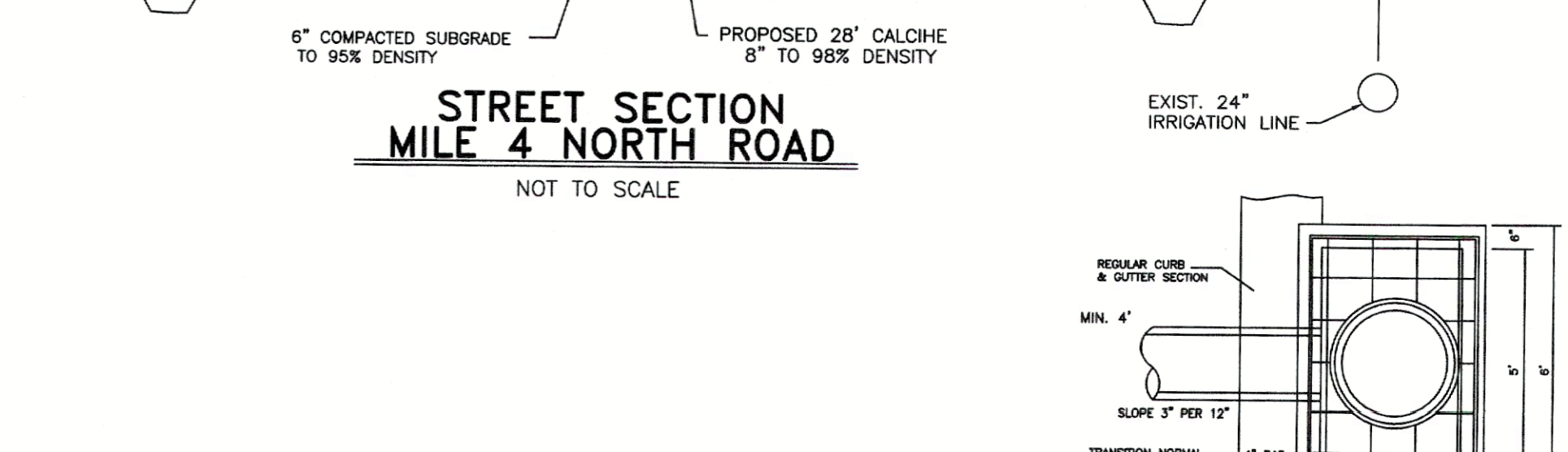
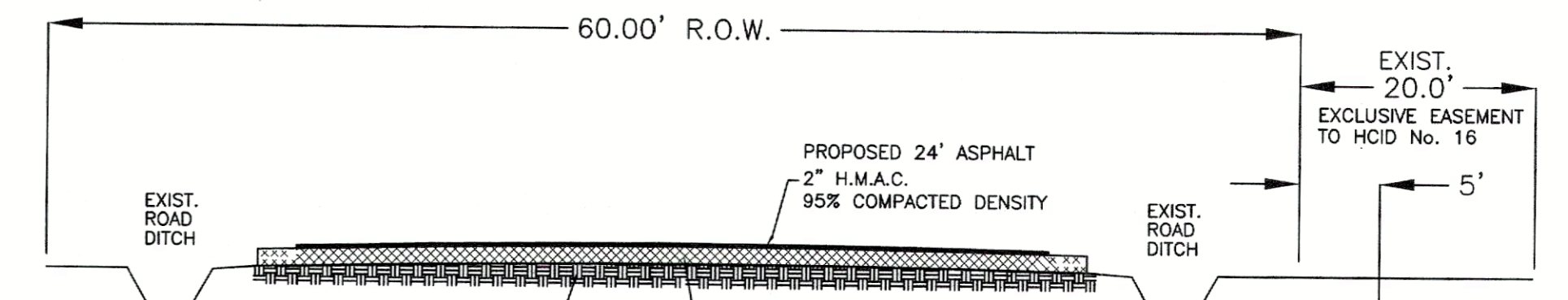
After development the runoff will be Q=51.42 cubic feet per second based on a 50-year storm for an increase of Q=39.28 cubic feet per second based on a 50-year storm. Detention will be 127,183.41 cubic feet (2.92-acre feet) and will be provided by escrowing the detention to be accounted for in the Hidalgo County Drainage District No. 1 lowa RDF located at the northwest corner of Mile 3 North Road and Iowa Road. The street runoff will be collected by a storm sewer system consisting of 18", 24" and 36" pipes and Type "A" inlets that will discharge into the existing Hidalgo County Drainage District PD Lateral located along the west side of the subdivision. It flows south and discharges in the HCDD No. 1 lowa RDF.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0290 D (JUNE 6, 2000) IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



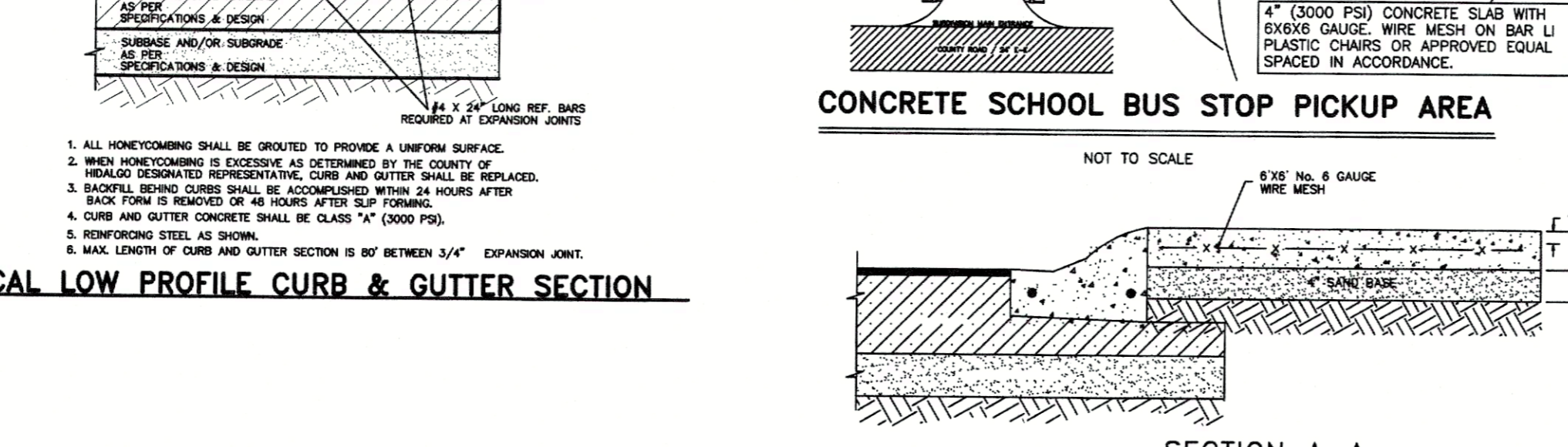
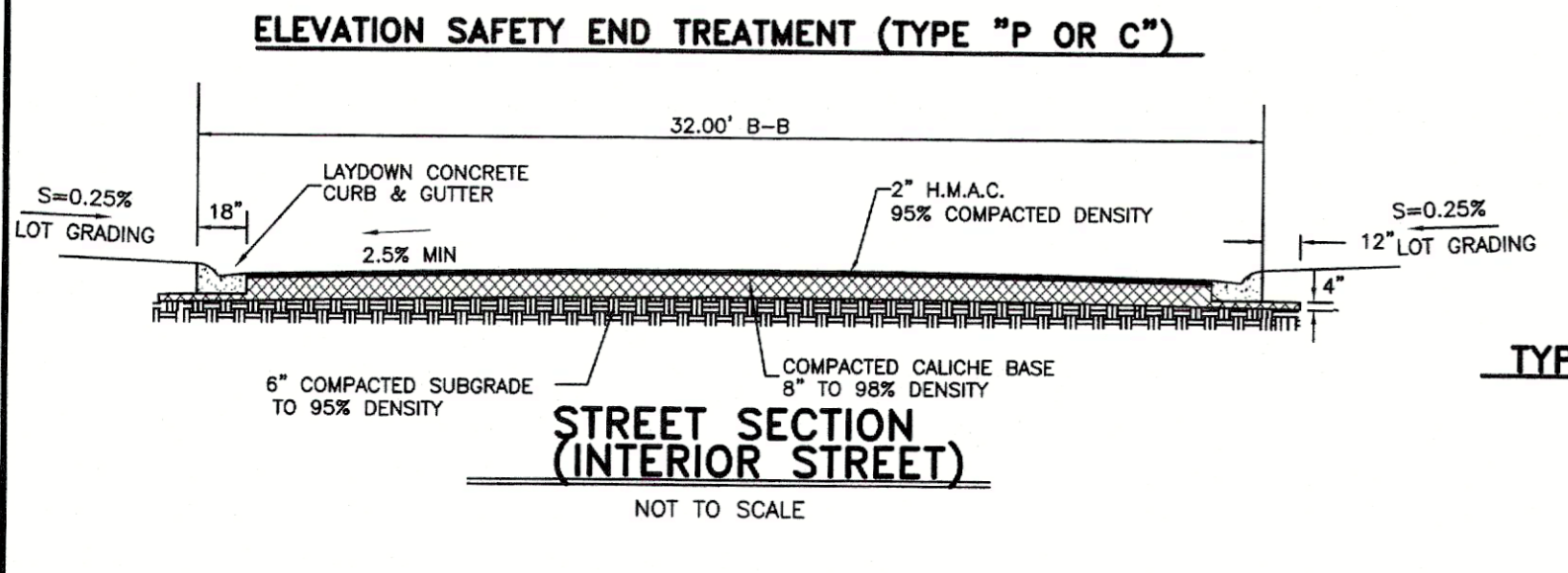
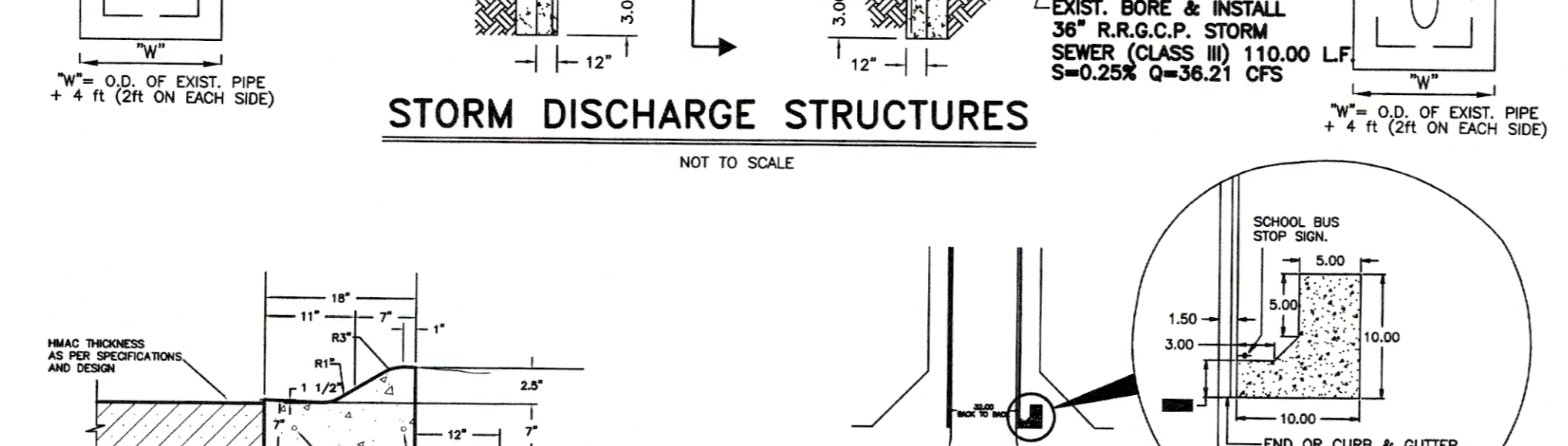
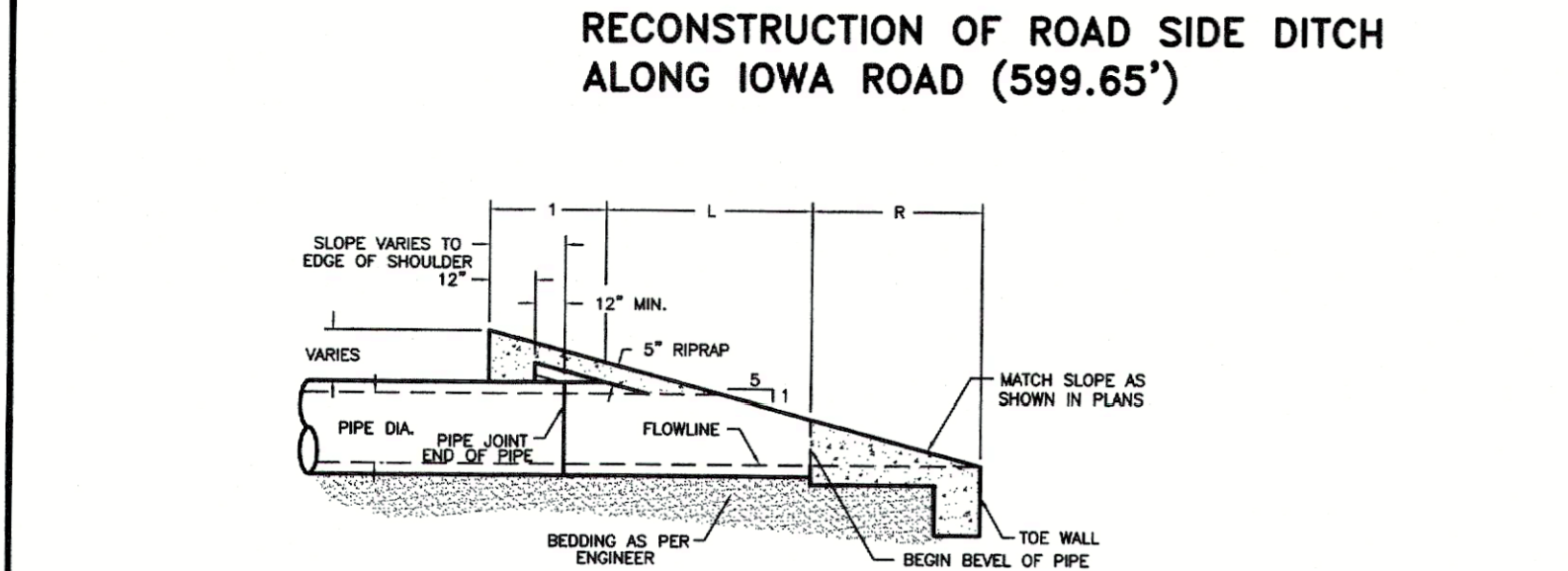
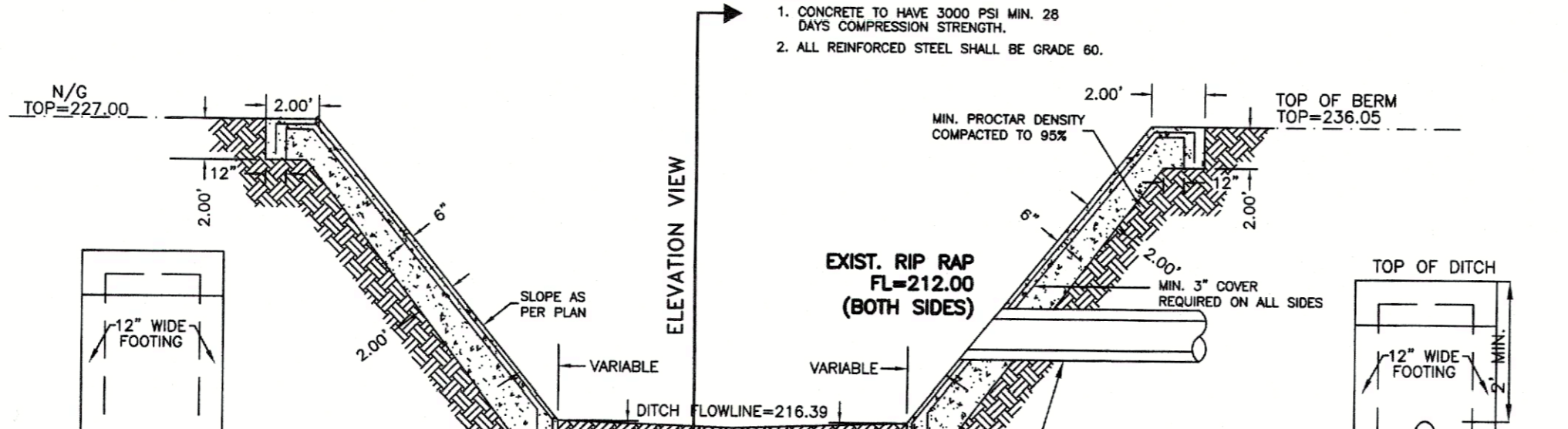
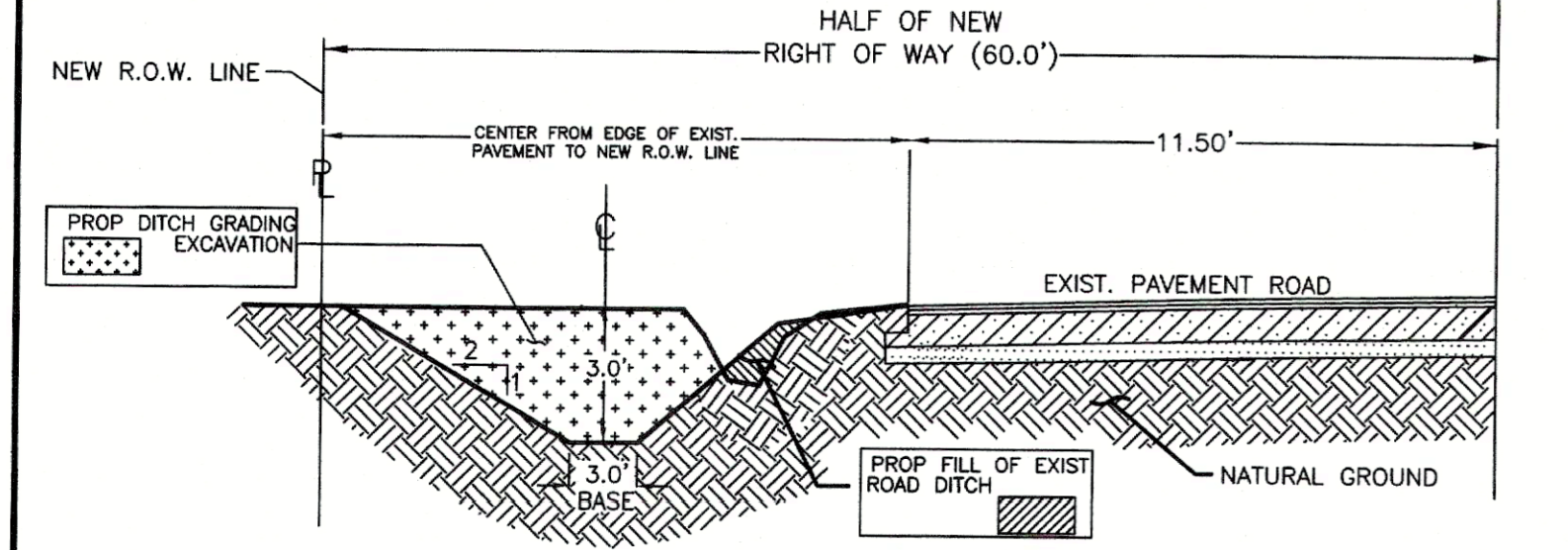
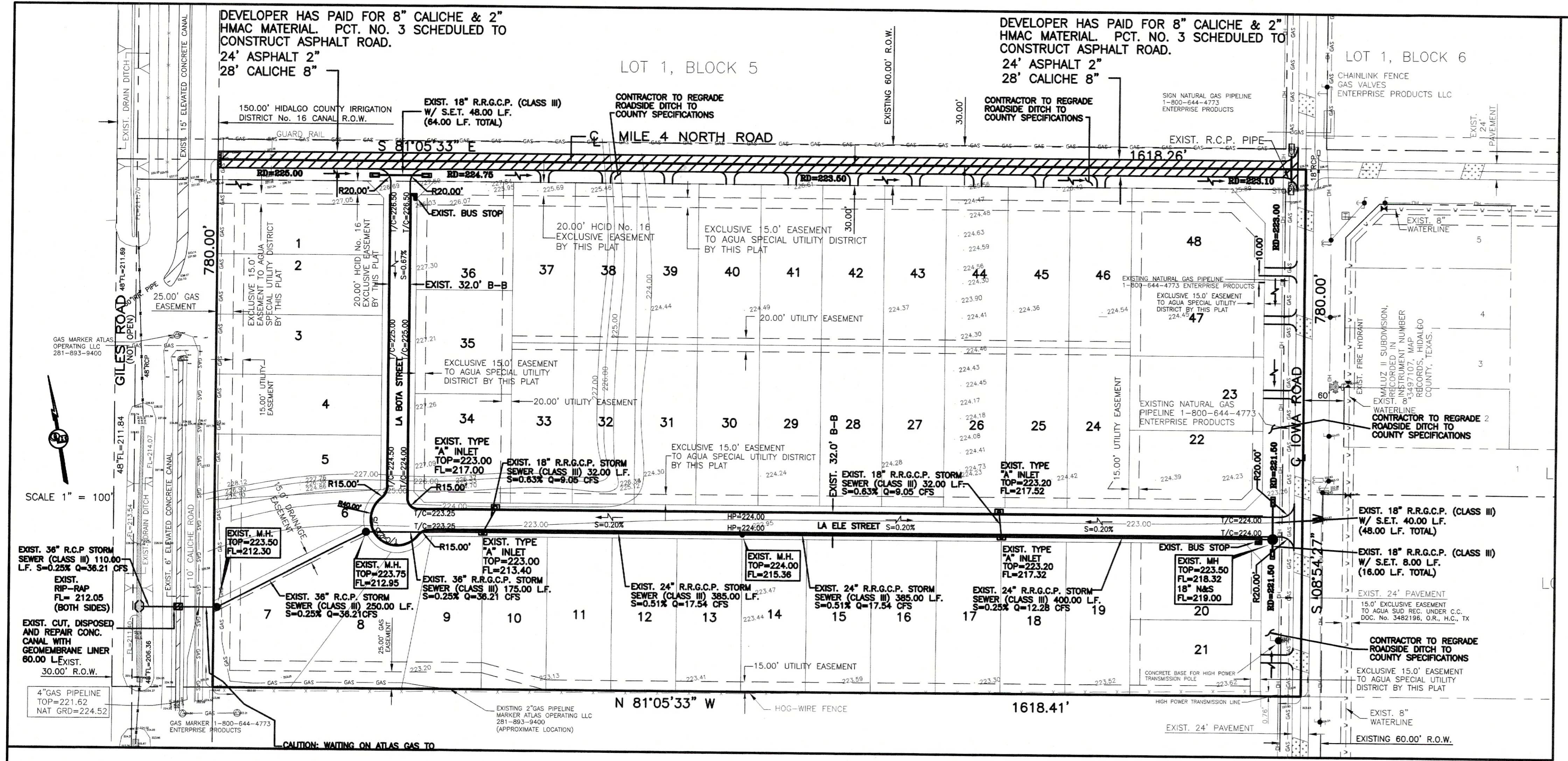
Alfonso Quintanilla P.E.
ALFONSO QUINTANILLA
P.E. No. 95534
2-2-26
DATE



COST ESTIMATE

WATER DISTRIBUTION:	\$ 272,840.00
PAVING IMPROVEMENTS:	\$ 293,730.00
PAVING IMPROVEMENTS: MILE 4 NORTH ROAD	\$ 78,245.00
DRAINAGE IMPROVEMENTS:	\$ 255,037.50
OSF FACILITIES:	\$ 128,600.00

FILE NAME: F:\DATA\SUB\MISSION\CARRIZALES SUBMISSION No. 3\UTILITIES	DATE PREPARED: 4-1-2025	PREPARED BY: SC	CHECKED BY:	APPROVED BY:
	DATE REVISION: 02-02-2026	REVISION: 02	CHECKED BY:	APPROVED BY:



No.	Sheet	REVISION	Date	Approved

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1315 SURVEYING REGISTRATION NUMBER 100411-00
PHONE 956-381-6480 FAX 956-381-0527 ALFONSO@QHA-ENG.COM

CONCRETE SCHOOL BUS STOP PICKUP AREA
NOT TO SCALE

FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY